



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S

Z

ZONING & PLANNING

V

P

D

L

A

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning PHONE: 505 764 9801
 ADDRESS: 302 8th Street NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplan
 APPLICANT: Group II U26 VC LLC PHONE: _____
 ADDRESS: 8860 Desert Finch Lane NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: Group II U26 VC LLC, Tract S U26 LLC

DESCRIPTION OF REQUEST:

approval of a site development plan for subdivision

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. See sheet Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SU2 VC MX, SU2 VC UR Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): C 11 UPC Code: See Sheet

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
1009082

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 3 No. of proposed lots: 3 Total site area (acres): 18.8 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Paseo del Norte NW
 Between: Calle Placa NW and Kinnich Drive NW
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

DATE 4/13/17

(Print Name) JAQUELINE FISHMAN

Applicant: Agent

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____

Hearing date _____

Project # _____

Staff signature & Date _____

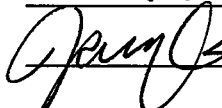
FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - N/A** 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JACQUELINE FISHMAN
 Applicant name (print)

 Applicant signature / date
 4/13/17



Form revised **October 2007**

- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | _____ - _____ - _____ |
| <input type="checkbox"/> Case #s assigned | _____ - _____ - _____ |
| <input type="checkbox"/> Related #s listed | _____ - _____ - _____ |

_____ Planner signature / date
 _____ Project #

The Cliffs on Paseo Site Development Plan for Subdivision

Site Information per AGIS website, additional sheet

- **UPC:** 101106404014530102
 - **Owner:** GROUP II U26 VC LLC
 - **Owner Address:** 2400 LOUISIANA NE BLDG 3 ALBUQUERQUE NM 87110
 - **Legal Description:** Tract 1 Block 2 Unit 26 Volcano Cliffs Subdivision
 - **Acres:** 15.7217

- **UPC:** 101106400611830101
 - **Owner:** TRACT 5 U26 LLC
 - **Owner Address:** 6020 INDUSTRY WAY SE ALBUQUERQUE NM 87105
 - **Legal Description:** Tract 5 Block 6 Unit 26 Volcano Cliffs Subdivision
 - **Acres:** 2.53

- **UPC:** 101006451210141001
 - **Owner:** TRACT 5 U26 LLC
 - **Owner Address:** 6020 INDUSTRY WAY SE ALBUQUERQUE NM 87105
 - **Legal Description:** Tract 4 Block 6 Unit 26 Volcano Cliffs Subdivision
 - **Acres:** 0.5462



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
October 19, 2012

Robert J. Perry, CAO

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): SAD 228, COA Project No. 693391

Case Number(s): 1009082 (11 DRB-70350)

Agent: Wilson & Company, (Envir Sub Marron & Associates)

Applicant: COA SAD 228

**Legal Description: Lots 1-A, 2A-1, 2A-2, 2A-3, 3A-1 and 4A, Block 3, Unit 26;
Lots 5A-1, 5A-2, 5A-3, 6A, 7A-1, 7A-2, 7A-3, 7A-4 and 7A-5, Block 2,
Unit 26;
Lots 6, 7A, 7B, 7C, 7D, 7E and 7F, Block 6, Unit 26;
All in Volcano Cliffs Subdivision, Bernalillo County, New Mexico**

Zoning: SU-2 VCMX

Acreage: 13.39 acres

Zone Atlas Page: C-11-Z

CERTIFICATE OF NO EFFECT: Yes _____ No _____

CERTIFICATE OF APPROVAL: Yes X No _____

TREATMENT PLAN REVIEW: Data recovery proposed for sites LA 69709 and LA 170178, located in Special Assessment District 228. Proposed level of work and field methodology for both sites is adequate to obtain sufficient data. Recommend that archaeological monitoring of construction activities along the common boundary between SAD 228 and Petroglyph National Monument also be included in proposed scope of work to ensure compliance with New Mexico Historic Sites Act (in particular, site LA 52083 which is located right at the boundary).

SUPPORTING DOCUMENTATION: Proposal Letter from Shelly Herbst (Marron & Associates) to Steven Metro (Wilson & Company) dated October 15, 2012.

SITE VISIT: n/a

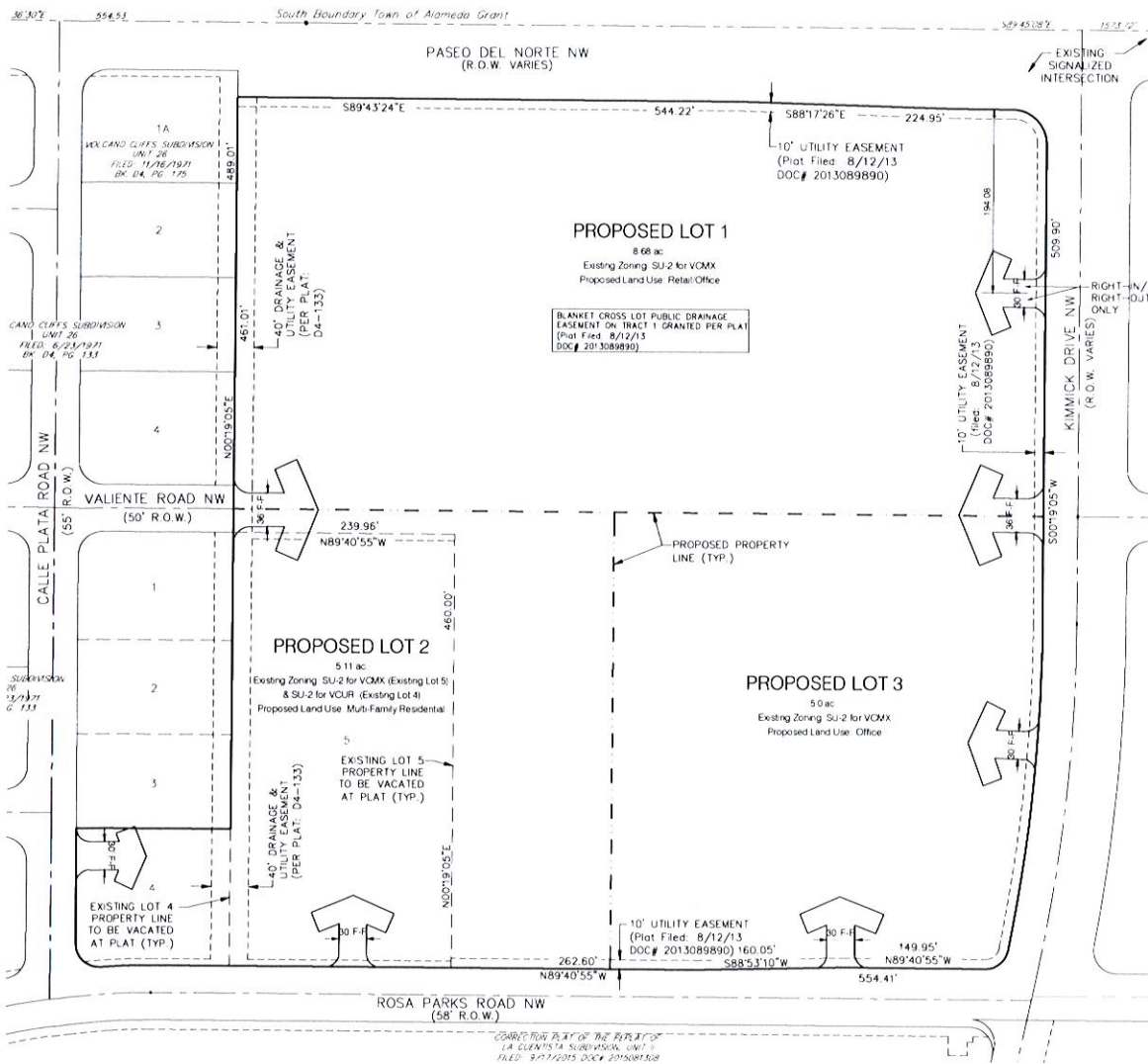
RECOMMENDATION(S):

- **CERTIFICATE OF APPROVAL IS ISSUED (ref O-07-72).**

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division
City Archaeologist



SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE: The site is Tract 1, Block 2 of the Volcano Heights Subdivision and Tracts 4 and 5 of the Volcano Cliffs Subdivision, Unit 26, comprising a total site area of 18.79 acres. The property boundaries are Paseo del Norte to the north, Rosa Parks Road to the south, Kimmick Drive to the east, and Calle Plata to the west.

ZONING AND PROPOSED USE: The site is currently zoned SU-2 for VCMX and SU-2 for VOUR. Proposed Uses are Retail, Office, and Multi-Family Residential.

APPLICABLE PLANS: Volcano Cliffs Sector Development Plan and the West Side Strategic Plan.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
Vehicular Access: The primary access to this site is from Kimmick Drive (a Minor Collector between Rosa Parks Road and Unser Boulevard). Secondary access is from Rosa Parks Road (a Major Collector) and Calle Plata Road (a Local Road). No direct access to Paseo del Norte (a Regional Principal Arterial) is allowed. Paseo del Norte-Kimmick is a full access intersection. Paseo del Norte-Calle Plata is a right-in/right-out intersection.
Transt Access: There are no bus routes currently in this area.

Bicycle Access: The proposed Paseo del Norte Trail will run along the north side of Paseo del Norte. The proposed bike lanes on Kimmick Drive and Rosa Parks Road will connect to the proposed bike lanes and trail along Unser Boulevard.

Pedestrian Access: Sidewalks and pedestrian facilities will be provided along all of the external streets as well as the internal private roadways. The external pedestrian network will make connections to and from each of the buildings through the parking areas, and to the public sidewalks within the adjacent rights-of-way.

BUILDING HEIGHTS AND SETBACKS: Maximum building height is 35 feet and the minimum height is 26 feet. Square footage above 26 feet limited to 50% of the building footprint.

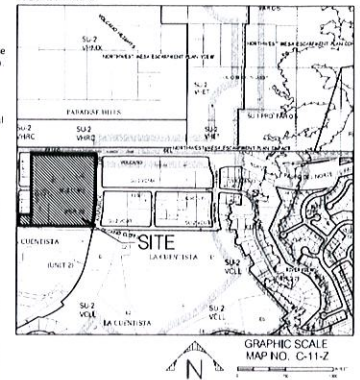
FLOOR AREA RATIO: The minimum FAR for the site is .30. There is no maximum FAR.

RESIDENTIAL DENSITY: Minimum residential density is 8 du/ac and maximum density is 20 du/ac. The density applies to the gross developable area for residential uses, exclusive of site constraints, such as undevelopable land (significant rock outcroppings) and parks, and inclusive of streets and parking. Minimum lot size is 2,200 square feet.

LANDSCAPE PLAN: Landscape plans shall be consistent with the Water Conservation Landscaping and Water Waste Ordinance, Pollen Control Ordinance, and the Design Guidelines (see Sheet 2).

STREETS: All interior streets shall be private.

UTILITIES: All public waterlines that are not within public rights-of-way shall be located in public waterline easements granted to the Albuquerque Bernalillo County Water Utility Authority (ABCWUA). All sanitary sewer lines shall be private.



PROJECT NUMBER

Application Number

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated _____ and the Findings and Conditions in the Official Action of Decision are satisfied.

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL

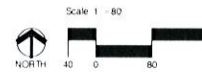
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

THE CLIFFS ON PASEO

SITE PLAN FOR SUBDIVISION

Prepared for
Group II U26 VC, LLC
8860 Desert Finch Lane NE
Albuquerque, NM 87122

Prepared by
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102



April 12, 2017

WILSON & COMPANY

4600 LANG AVE. NE
ALBUQUERQUE, NEW MEXICO
87109
(505) 448-4000

Sheet 1 of 4

DESIGN GUIDELINES

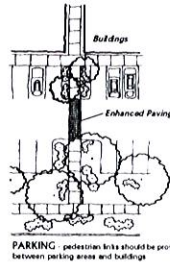
The purpose of these Design Guidelines is to provide a framework to assist the architects, landscape architects, and designers in understanding the vision and development goals for this mixed-use property. The primary goal for this property is to ensure that the site is developed in a cohesive manner.

Development shall comply with the City Comprehensive Zoning Code, the Volcano Cliffs Sector Development Plan (SDP), and this Site Development Plan for Subdivision and associated Design Guidelines. Minor amendments to this Site Plan for Subdivision shall be approved administratively by the Planning Director in accordance with the Comprehensive City Zoning Code, Section 14-16-2-22 (A)(6) Special Use Zone, and major amendments shall be approved by the Environmental Planning Commission, and/or in accordance with the Integrated Development Ordinance upon adoption.

1. PEDESTRIAN AND SITE AMENITIES

The creation of a pedestrian-friendly environment will depend on creative site design and will be a primary design objective for Paseo Kimmick.

- 1.1 Pedestrian paths shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design, except where topography makes this unfeasible).
- 1.2 Pedestrian connections shall be provided from parking lots to buildings, adjacent roadways, public sidewalks, and trails.
- 1.3 Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles.
- 1.4 Freestanding restaurants shall provide outdoor patios shaded by trees and/or a shade structure that is architecturally integrated with building architecture.
- 1.5 All sidewalks, ramps (including required truncated domes) curb cuts, and curb and gutter located within City right-of-way shall be built per City of Albuquerque Standard Drawings, sidewalks (2430), ramps (2440), curb cuts (2426), and curb and gutter (2415 A).



2. PARKING

In order to support the goals for the property regarding pedestrian accessibility, careful attention should be paid to the parking design.

- 2.1 Parking shall comply with Sections 14-16-3-1, Off-Street Parking Regulations, and the Volcano Cliffs SDP General Regulations.
- 2.2 Handicapped parking spaces shall be provided adjacent to building entries.
- 2.3 Bicycle parking shall be located within 300 feet of the use. Motorcycle parking shall be located within an area visible from the entrance of the building.

3. SCREENING / WALLS AND FENCES

The effective use of screening devices for mechanical equipment, parking lots, loading areas, refuse collection, and delivery storage areas is essential to limit their adverse visual impact on the property.

- 3.1 Walls and fences shall comply with Section 14-16-3-19, General Height and Design Regulations for Walls, Fences, and Retaining Walls.
- 3.2 All mechanical equipment shall meet the screening requirements of Section 14-16-3-1(E)(4) of the Comprehensive City Zoning Code. All mechanical equipment shall be screened from public view by materials of the same nature as the basic materials of the building.
- 3.3 All screening and vegetation surrounding ground-mounted transformers and utility pads shall allow 10 feet of clearance in front of the equipment door and 5-8 feet of clearance on the remaining three sides for safe operation, maintenance, and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
- 3.4 All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections. Trash enclosures shall be screened with plant materials.
- 3.5 The design and materials for refuse collection enclosures shall be compatible with the architectural theme and materials of the site and adjacent buildings.
- 3.6 No refuse collection areas shall be allowed between streets and building fronts.
- 3.7 Parking areas shall be screened with plant materials, walls, earthen berms, or a combination. Such screening shall have a minimum height of 3 feet.
- 3.8 Barbed wire, chain link, concertina wire, and plastic/vinyl fencing are prohibited.
- 3.9 Clear sight distances shall be maintained at all driveway locations.

4. ARCHITECTURE

The architectural design should respond to climate, views, solar access, and aesthetic considerations. The following guidelines are intended to provide design flexibility while maintaining design consistency for all architectural elements throughout the property.

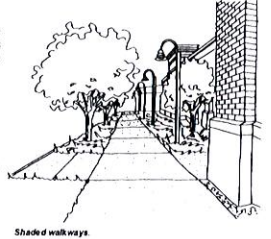
- 4.1 All non-residential buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code, Volcano Cliffs SDP General Regulations, and other local building and fire codes.
- 4.2 Finished building materials shall be applied to all exterior sides of buildings and structures and shall be consistent on all sides. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.

- 4.3 Building colors shall have a Light Reflective Value (LVR) within the 20% to 50% range, in compliance with the Volcano Cliffs SDP General Regulations. Accent colors on front doors, window sashes, and other incidental elements up to 20% of the facade is permitted.
- 4.4 Building entry ways shall be clearly defined and include a canopy, portal, or awning that is architecturally integrated with the building. No plastic or vinyl building panels, awnings, or canopies are allowed.
- 4.5 Buildings should employ variety in structural forms to create visual character and interest, and avoid long, unarticulated facades. Facades should have varied front setbacks, with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment.
- 4.6 Building edge treatments shall "step down" to relate to the scale of pedestrians. Building masses should be arranged to cast shadows on each other in order to emphasize the contrast of light and shaded surfaces at corners and edges.
- 4.7 Windows and doors should relate to the scale of the elevation on which they appear. The use of recessed openings helps to provide depth and contrast on elevation planes. Glazing should respond to climate, view, and orientation.
- 4.8 Highly reflective surfaces, exposed, untreated, precision block walls, and materials with high maintenance requirements should be avoided.

5. LANDSCAPE

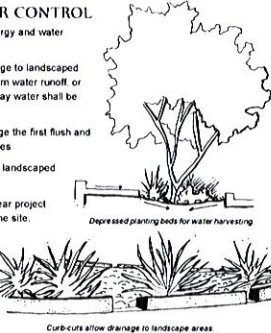
The development of an overall landscape concept will establish a framework that unifies the property. The landscape design should emphasize native and naturalized plant species, but is not limited to those species.

- 5.1 Landscaping shall comply with the Water Conservation Landscaping and Water Waste Ordinance, Street Tree Ordinance, and Comprehensive City Zoning Code, and the Volcano Cliffs SDP General Regulations.
- 5.2 Plant materials will be used for a variety of purposes, including:
 - Buffer/screen - plant materials will be used to buffer certain facilities from noise and wind, and screen views from objectionable elements,
 - Shade/climate control - shade trees will be used along pedestrian paths and around activity centers.
 - Define uses or activities - trees and shrubs will be used to define specific areas, and
 - Highlight specific features - trees and shrubs will be used to frame elements, provide foreground and background interest, etc.
- 5.3 Individual lot owners shall be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition.
- 5.4 Common area landscaping shall be maintained by an association established for that purpose.
- 5.5 All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, gravel mulch, or similar material which extends completely under the plant material.
- 5.6 Appropriate landscape headers (e.g. steel, brick, concrete) shall be used to separate any turf and groundcover areas.
- 5.7 Landscaping and signage shall not interfere with the clear site requirements. Therefore signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear site area.



6. SUSTAINABILITY AND STORM WATER CONTROL

- 6.1 Energy efficient techniques shall be utilized to reduce energy and water consumption in building and site design.
- 6.2 Water harvesting techniques, such as curb cuts for drainage to landscaped areas, permeable paving, bioswales to slow and treat storm water runoff, or cisterns for the collection and reuse of storm water and gray water shall be provided, where appropriate.
- 6.3 Storm water control measures shall be designed to manage the first flush and control runoff generated by contributing impervious surfaces.
- 6.4 Where feasible, roofs shall drain water to areas which are landscaped appropriately for such run-off.
- 6.5 Grasses and other ground vegetation should be placed near project edges to help filter and slow runoff as it exits and enters the site.
- 6.6 Convenient recycling collection facilities shall be provided by all tenants of the site.



7. LIGHTING AND NOISE

The primary design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

- 7.1 All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code and the Volcano Cliffs SDP General Regulations. Placement of fixtures and guidelines shall conform to state and local safety and illumination guidelines.
- 7.2 All lights shall be shielded source with glare cut off angles of a maximum of 75 degrees to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". All lighting shall be compliant with the State of New Mexico Night Sky Protection Act, NMSA 1978, 74-12, Cobra and sodium lights are prohibited.

- 7.3 Maximum height for light fixtures shall be as follows:
 - Parking Areas and Interior Streets: 30 feet
 - Pedestrian/bicycle paths: 16 feet
 - Bollard lights: 42 inches
- 7.4 Parking lot and roadway light fixtures shall be consistent in style throughout the development.
- 7.5 Site lighting shall be restricted to a maximum off-site luminance of 1,000 lamberts from any point and 200 foot lamberts from any residential property line.
- 7.6 Accent lighting is permitted, however, surface lighting is limited to an average of 2 footcandles measured 4 feet from the surface level of any point on the building surface being lighted.

8. SIGNAGE

The following signage guidelines are intended to regulate the size, location, type, and quality of sign elements. The goal is to provide a signage program that is of high quality, maintains a consistent style, creates a sense of arrival, and complements the visual character of the property.

- 8.1 All signs shall be in compliance with Section 14-16-3-5 General Sign Regulations of the Comprehensive City Zoning Code and the Volcano Cliffs SDP General Regulations.
- 8.2 Project gateway signs shall be consistent in style, color, and materials.
- 8.3 One project gateway sign is allowed at the intersection of Paseo del Norte and Kimmick Drive, and one each at Kimmick Drive, Rosa Parks Road, and Calle Plata Road. The sign at Paseo del Norte and Kimmick Drive shall be a maximum of 9 feet in height, with a maximum sign area of 45 square feet. The signs at Kimmick Drive and Rosa Parks Road shall be a maximum of 8 feet in height, with a maximum sign area of 40 square feet. The sign at Calle Plata Road shall be a maximum height of 6 feet, with a maximum sign area square footage of 30 square feet.
- 8.4 No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- 8.5 Signs shall not overhang into the public right-of-way or extend above the building roof line.
- 8.6 Off-premise signs and portable signs are prohibited.
- 8.7 Building-mounted signs shall:
 - Identify the name and address of the building,
 - Have a maximum of 4 different colors,
 - Have a significant contrast between the background and the text in order to ensure readability, and
 - Not intrude upon any architectural features, including windows, columns, moldings, or other decorative features.
- 8.8 No illuminated plastic panel signs are allowed except business logos.
- 8.9 Lighted signs shall not face the residential neighborhood.

9. UTILITIES

To ensure the overall aesthetic quality of the property, the visual impact of utilities and equipment should be minimized.

- 9.1 When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- 9.2 PNM Coordination: Development shall abide by all conditions or terms of utility easements prior to development. Contact shall be made to PNM's new Service Delivery Department to coordinate electric service and options for the location of electrical service connection. Any existing or proposed public utility distribution easements are to be indicated on subsequent Site Plan for Building Permit utility sheets. PNM's standard for public utility distribution easements is 10 feet in width to ensure adequate, safe clearances.

The Cliffs on Paseo

DESIGN GUIDELINES

Prepared for:
Group II U26 VC, LLC
8860 Desert Finch Lane NE
Albuquerque, NM 87122



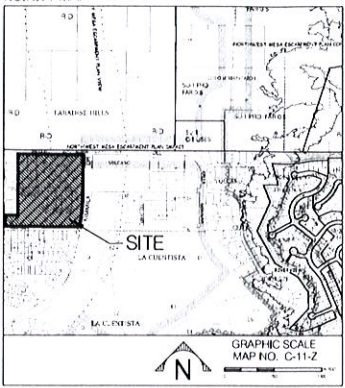
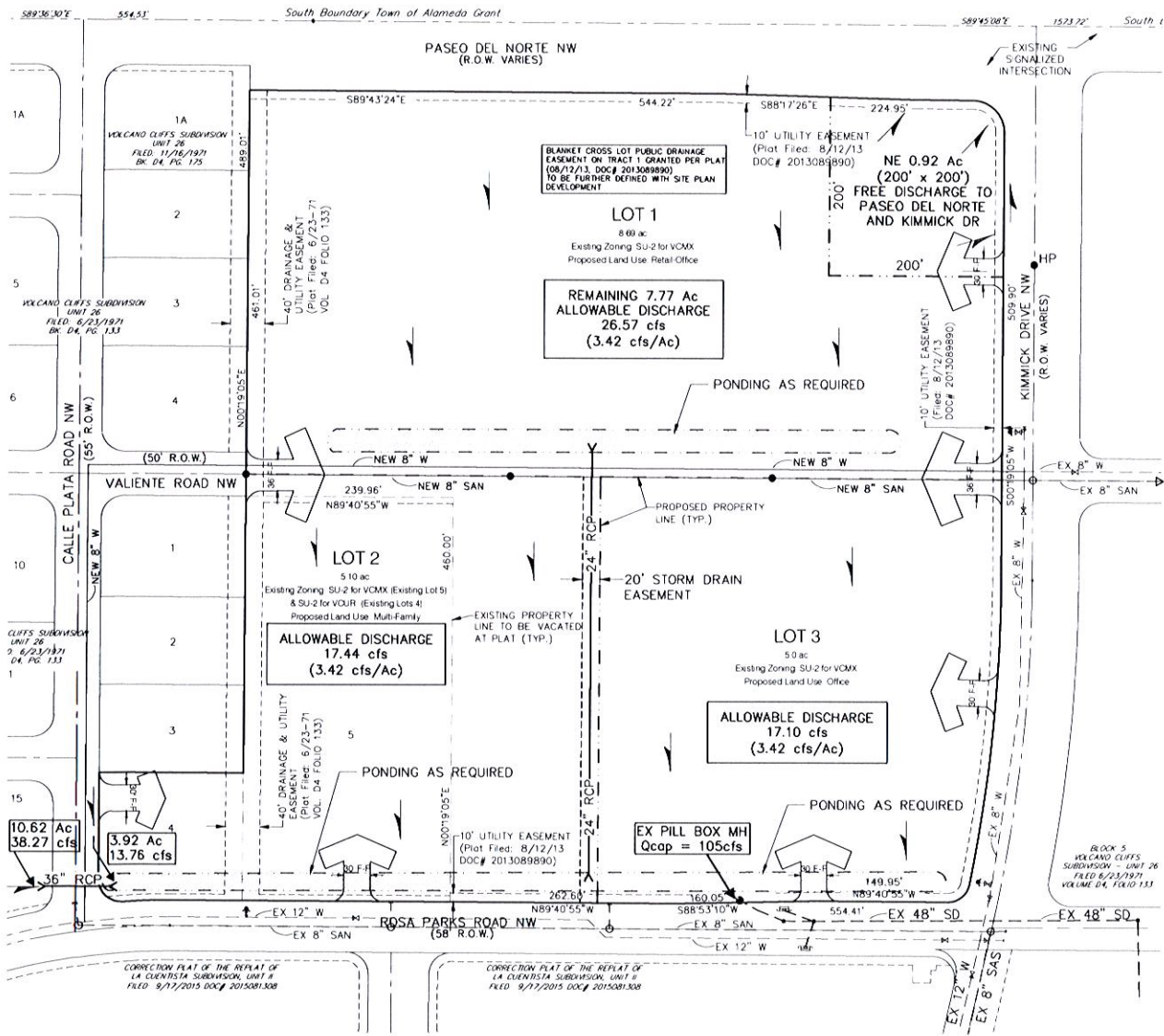
Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

APRIL 14, 2017



Wilson & Company
4900 Lang Ave. NE
Albuquerque, NM 87109

Sheet 2 of 4



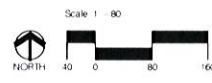
REFERENCE DOCUMENT:
 SAD 228 DRAINAGE REPORT
 By WILSON & COMPANY
 JANUARY 2012
 For CITY OF ALBUQUERQUE

THE CLIFFS ON PASEO

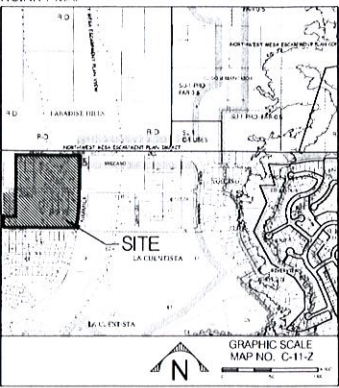
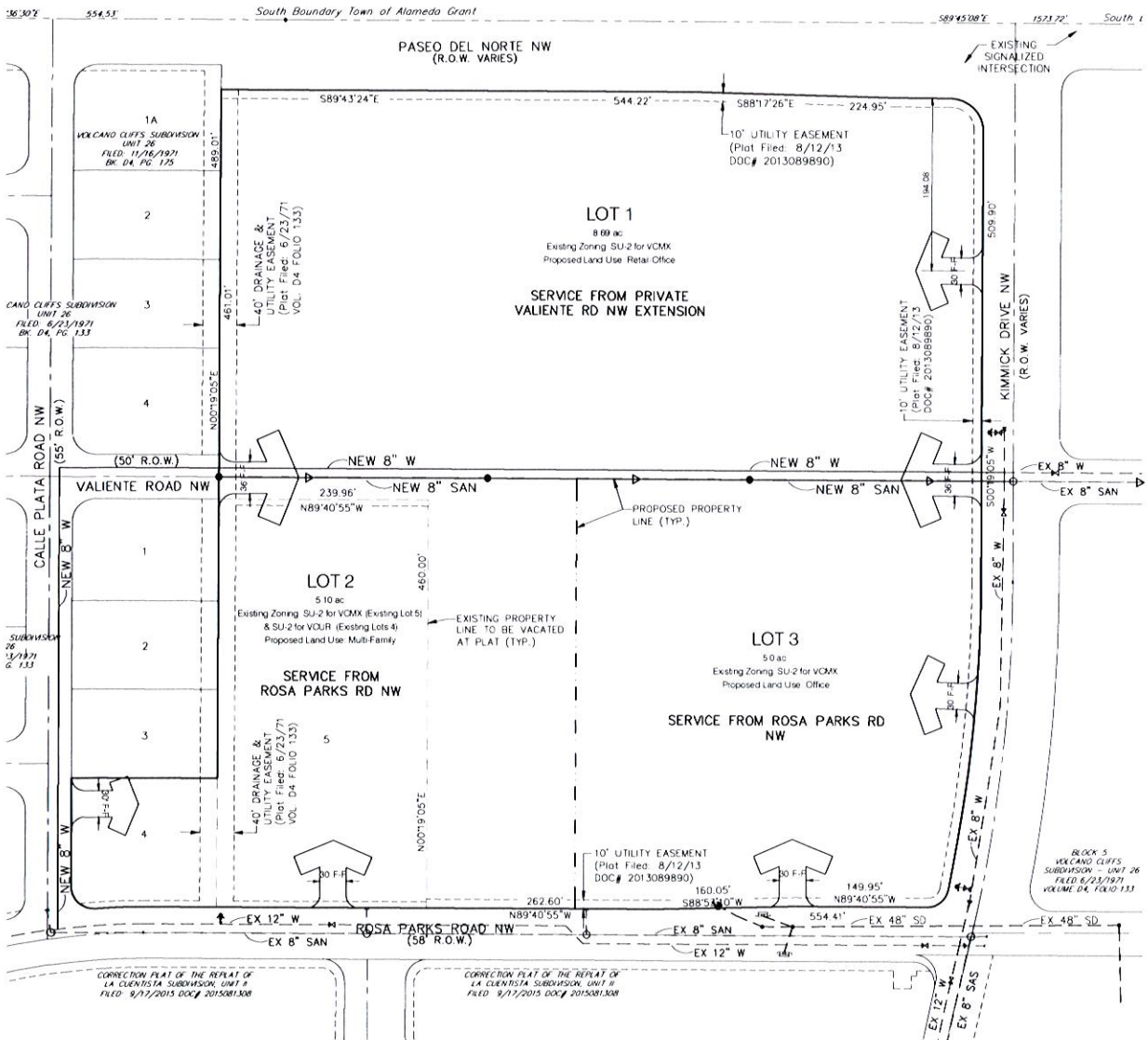
DRAINAGE MASTER PLAN

Prepared for:
 Group II U26 VC, LLC
 8860 Desert Finch Lane NE
 Albuquerque, NM 87122

Prepared by:
 Consensus Planning, Inc.
 302 Eighth Street NW
 Albuquerque, NM 87102



February - 2017

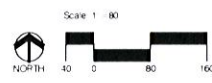


THE CLIFFS ON PASEO

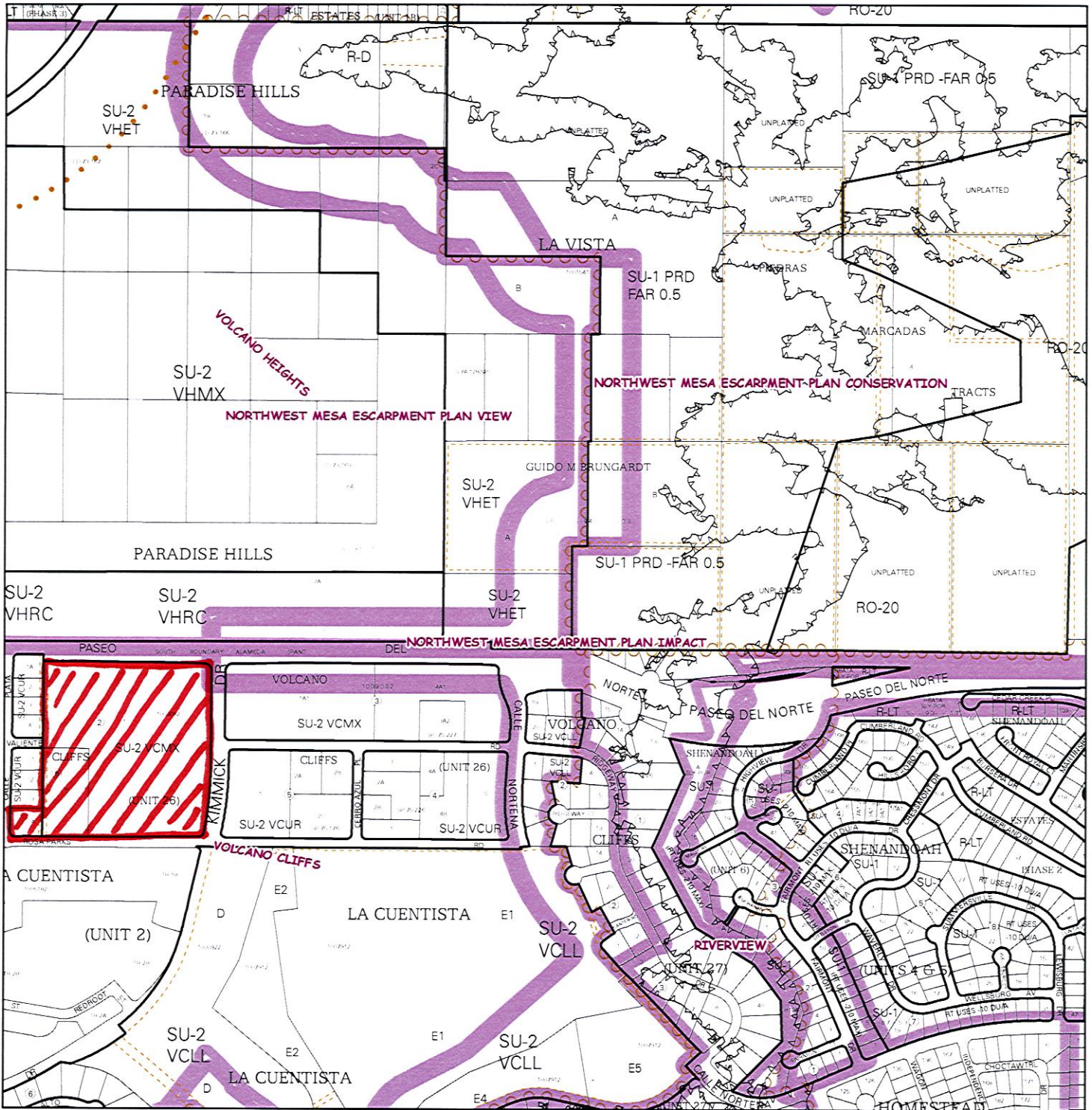
UTILITY MASTER PLAN

Prepared for:
 Group II U26 VC, LLC
 8860 Desert Finch Lane NE
 Albuquerque, NM 87122


Prepared by:
 Consensus Planning, Inc.
 302 Eighth Street NW
 Albuquerque, NM 87102



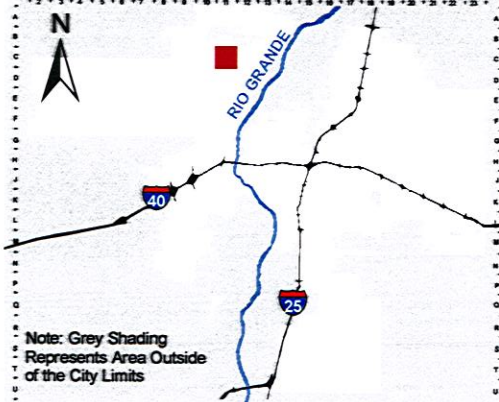
February - 2017



For more current information and details visit: <http://www.cabq.gov/gis>












Map amended through: 1/28/2016

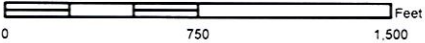


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-11-Z

Selected Symbols

 SECTOR PLANS	 Escarpment
 Design Overlay Zones	 2 Mile Airport Zone
 City Historic Zones	 Airport Noise Contours
 H-1 Buffer Zone	 Wall Overlay Zone
 Petroglyph Mon.	





Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

April 14, 2017

Jack Cloud, Chair
Development Review Board
600 Second Street NW
Albuquerque, NM 87102

Re: Site Development Plan for Subdivision for The Cliffs on Paseo

Dear Mr. Chairman:

The purpose of this letter is to transmit our request for approval of a Site Development Plan for Subdivision for the Cliffs on Paseo site, an 18.79-acre property located on the south side of Paseo del Norte NW, between Calle Plata NW and Kimmick Drive NW. The property is within the Volcano Cliffs Sector Development Plan and is zoned SU-2 VC MX and SU-2 VC UR. It is currently comprised of the following three parcels:

- Tract 1, Block 2, Unit 26 of the Volcano Cliffs Subdivision,
- Tract 4, Block 6, Unit 26, Volcano Cliffs Subdivision, and
- Tract 5, Block 6, Unit 26 of the Volcano Cliffs Subdivision.

Per the Volcano Cliffs Sector Development Plan SU-2 VC MX zone Development Process (page 66) and the SU-2 VC UR Zone Development Process (page 69), individual sites 5 acres in size or greater shall have site development plan submittals reviewed and approved by the Development Review Board (DRB) prior to the issuance of any permits.

The Site Development Plan for Subdivision proposes to reconfigure and subdivide the site into three lots. Each of these three lots are minimum of 5 acres in size and will be part of a future Bulk Land Plat/ Variance. The Site Development Plan identifies proposed uses, vehicular access points at Kimmick Drive NW, Calle Plata NW, and Rosa Parks Road NW, and pedestrian circulation, and includes Design Guidelines. The Design Guidelines address pedestrian and site amenities, parking, architecture, landscape, sustainability and storm water control, lighting and noise, signage, and utilities. The Design Guidelines will help to ensure that this mixed use site develops in a cohesive manner.

The Site Development Plan for Subdivision also includes a Master Drainage Plan and a Master Utility Plan. The Master Drainage Plan shows drainage running from north to south across the site, with two potential onsite ponding areas, and free discharge to Paseo Del Norte NW and Kimmick Drive NW. The Master Utility Plan shows water lines along Kimmick Drive NW, and sewer lines along Rosa Parks Road NW. Lots 2 and 3 will be served from Rosa Parks, while Lot 1 will be served from the private Valiente Road NW.

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



Subsequent to this Site Development Plan for Subdivision, a bulk land variance/ subdivision plat will be submitted by the applicant. In conjunction with this application, a Traffic Impact Study was conducted by Terry Brown, dated April 11, 2017. A range of recommendations were provided as part of the TIS for future development of this property.

Please do not hesitate to contact me at 505 764 9801 with any questions or for any additional information you may need.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacqueline Fishman", with a long horizontal flourish extending to the right.

Jacqueline Fishman, AICP
Principal

February 16, 2017

Jack Cloud, Chair
Development Review Board
600 Second Street NW
Albuquerque, NM 87102

Dear Mr. Chairman:

As owners of the properties legally described as Tract 1, Block 2, Unit 26, Volcano Cliffs Subdivision and Tracts 4 and 5, Block 6, Unit 26, Volcano Cliffs Subdivision, I hereby authorize Consensus Planning to act as applicant for all matters related to the Site Development Plan for Subdivision application through the City of Albuquerque approval process.

Sincerely,


Billy Wright
Group II U26 VC LLC
Managing Member


Steven Metro
Tract 5 U26, LLC

SU-2/VCMX. Mixed-Use.

Mixed-Use zones provide for small offices, shops, community facilities, or townhouses with ground-floor home occupations including office, retail, and service activities at the neighborhood scale extending goods and services to locations that may not be able to support major retail.

A. GENERAL

Permitted Uses:

SU-1 MX, C-1, and R-2 with the following additions and exceptions:

1. Parking structures shall be permitted with ground floor level uses along the street façade.
2. Single-family detached development is prohibited.
3. Gated and/or walled developments are prohibited.

Mixed-Use Requirement

1. In order to develop a well functioning mixed-use environment, all development over 10,000 square feet shall contain two or more of the following uses:
 - Residential
 - Retail/Service
 - Office
 - Civic
 - Entertainment
2. Compliance shall be demonstrated by Master Development or Site Plans. The Planning Director may grant exceptions to property owners with parcels that are a half acre or smaller.

Development Process

1. Individual sites 5 acres in size or greater shall have site development plan submittals reviewed and approved by the Development Review Board (DRB) prior to issuance of any permits.
2. Subdivision of sites 5 acres in size or greater shall be as per a DRB-approved site development plan.
3. Sites less than 5 acres in size shall have a site development plan reviewed and approved administratively by the Planning Director or his/her designee prior to issuance of any permits.
4. All site development plan submittals shall be in accordance with applicable sections of the Zoning Code, the Volcano Cliffs SDP, and all submittal requirements.

[Amended November 5, 2014]

Development Densities

Both FAR and dwelling unit (du)/acre need to be addressed in a mixed-use development.

Development densities shall be as follows:

1. Minimum: 0.3 FAR
2. Maximum: None
3. Floor Area Ratio shall be defined as the gross floor area of all buildings at all levels, divided by the total site area of the project, minus undevelopable land* (i.e. gross floor area/[total site area - undevelopable areas]). Parking structures shall not be counted toward the gross floor area calculations.

SU-2/VOLCANO CLIFFS URBAN RESIDENTIAL (VCUR)

SU-2/VCUR. Urban Residential.

Urban Residential areas provide for a variety of urban housing types within a network of livable, pedestrian-friendly streets, including: courtyard housing, loft apartments, patio homes, townhouses, duplexes and detached single-family homes on small lots.

A. GENERAL

Permitted Uses

R-T, R-G, and R-2, with the following additions and exceptions:

1. A minor second dwelling unit up to 650 square feet associated with a single-family detached dwelling unit shall be permitted except in the front yard.
2. Parking structures shall be permitted underground.
3. Gated and/or walled developments are prohibited.

4. All site development plan submittals shall be in accordance with applicable sections of the Zoning Code, the Volcano Cliffs SDP, and all submittal requirements.

Development Densities

Development densities are as follows:

1. Minimum: 8 du/acre
2. Maximum: 20 du/acre
3. Minimum lot size: 2,200 square feet

4. Residential densities apply to gross developable area for the primary dwelling unit, exclusive of site constraints such as undevelopable land and parks, exclusive of minor secondary dwelling unit, and inclusive of streets and parking. Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited to, significant rock outcroppings, as defined in **Chapter 5 General Regulation A – Definitions.** [Amended November 5, 2014]

Development Process

1. Individual sites 5 acres in size or greater shall have site development plan submittals reviewed and approved by the Development Review Board (DRB) prior to issuance of any permits.
2. Subdivision of sites 5 acres in size or greater shall be as per a site development plan administratively approved by the Planning Director or his/her designee prior to issuance of any permits.
3. Sites less than 5 acres in size shall proceed directly to Building Permit.

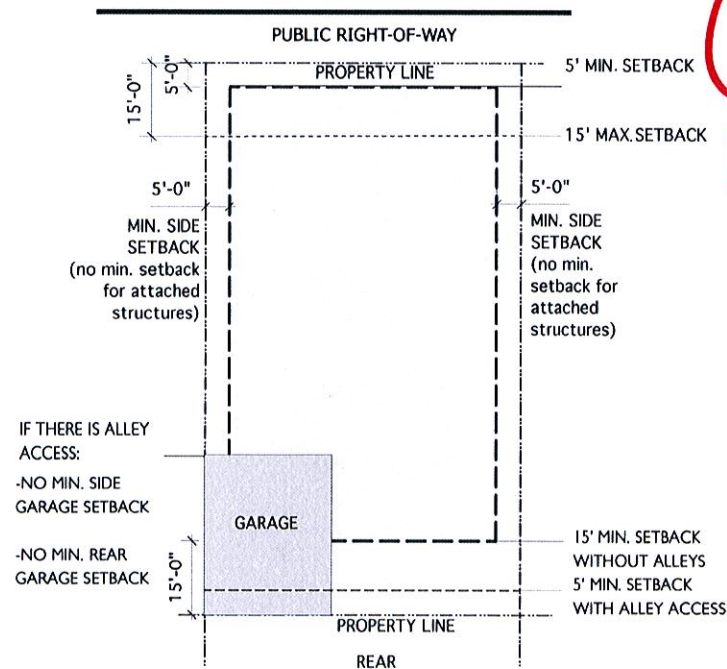


Figure 4: SU-2/VCUR Building Placement Diagram

B. BUILDING PLACEMENT AND FORM
Setback and Frontage

1. Building setbacks (measured from the property line) and shall be as follows:
 - a. Front setback: 5 feet minimum
15 feet maximum
 - b. Side setback:
 - i. Attached: No minimum
 - ii. Non-attached: 5 feet minimum



City of Albuquerque

***PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

April 13, 2017

Petra Morris
Consensus Planning
302 8th Street NW
Albuquerque, NM 87102
(505) 764-9801
morris@consensusplanning.com

Dear Petra:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed **[DRB Submittal]** project recorded as **[Tract 1, Block 2, and Tract 1 through 5 of Block 6, Unit 26, Volcano Cliffs Subdivision]** located on **[Paseo Del Norte NW between Calle Plata NW and Kimmick Drive NW]** zone map **[C-11]**.

This correspondence serves as your "Notification Inquiry Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA's / HOA's that must be contacted regarding this submittal.

Please note that according to Section §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 768-3334 or ONC@cabq.gov

Sincerely,

Office of Neighborhood Coordination
Council Services Department

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 768-3334.

A facilitated meeting request must be received by ONC by: **Monday April 24, 2017.**

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Letter" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC letter is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

(ONC use only)

Date Processed: **04/13/17** ONC Staff Initials: **VMQ**

ATTACHMENT A

PARADISE HILLS CIVIC ASSOC. (PHC) “R”

***Tom Anderson** *e-mail:* ta_a@msn.com

10013 Plunkett Dr. NW/87114 897-2593 (h) 304-0106 (c)

Maria Warren *e-mail:* samralphroxy@yahoo.com

5020 Russell NW/87114 440-2240 (c)

Website: www.paradisehillsnm.org

NA E-mail: phcassoc@gmail.com

VOLCANO CLIFFS PROPERTY OWNERS ASSOC. (VCC)

***Blake Thompson** *e-mail:* bthomps@hotmail.com

3009 Palo Alto NE/87111 328-3117 (h)

Ed Sanchez *e-mail:* edsan3013@gmail.com

416 Rivera Lane, Corrales, NM/87048 898-0521(h)

Website: www.vcpoa.com

NA-Email: volcanocliffs@hotmail.com



Notification Inquiry Form

Use this form to submit a request to the Office of Neighborhood Coordination to obtain neighborhood or homeowner association contact information for application submittal to the Planning Department.

Instructions: Please fill out this form completely and include a zone atlas map that is marked to indicate where the subject site is located. Then, submit this form and your map in one of the following ways: 1) In person at the Office of Neighborhood Coordination, 5th Floor, 600 2nd Street NW; or 2) Email it to ONC@cabq.gov.

Developer Inquiry For:

- | | |
|---|--|
| <input type="checkbox"/> Cell Tower Submittal – Type: Select Tower Type | <input type="checkbox"/> ZHE Submittal <i>(need address & zone map only)</i> |
| <input checked="" type="checkbox"/> DRB Submittal | <input type="checkbox"/> AA Submittal |
| <input type="checkbox"/> EPC Submittal | <input type="checkbox"/> City Project Submittal |
| <input type="checkbox"/> LUCC Submittal | <input type="checkbox"/> Liquor License Submittal |
| | <input type="checkbox"/> Other: |

Anticipated Advertised Public Hearing Date: *(list here)*

Contact Name: Petra Morris

Company Name: Consensus Planning

Address: 302 8th Street NW

City: Albuquerque

State: NM

Zip Code: 87102

Phone: 505 764 9801

Email: morris@consensusplanning.com

Legal Description Information:

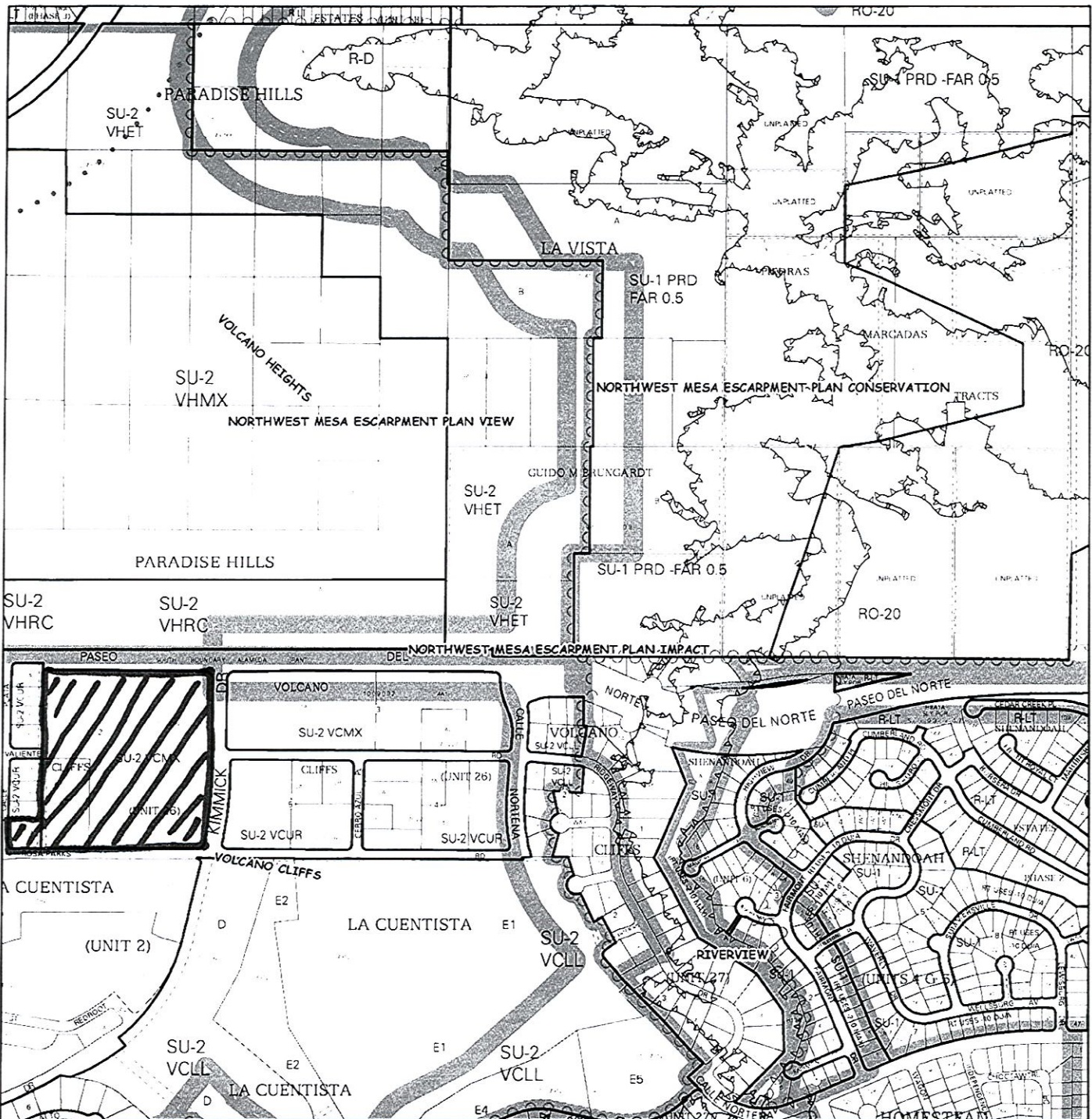
Describe the legal description of the subject site for this project:

Tract 1, Block 2, and Tract 1 through 5 of Block 6, Unit 26, Volcano Cliffs Subdivision


Located on/between *(street name or other identifying mark):*

Paseo del Norte NW between Calle Plata NW and Kimmick Drive NW

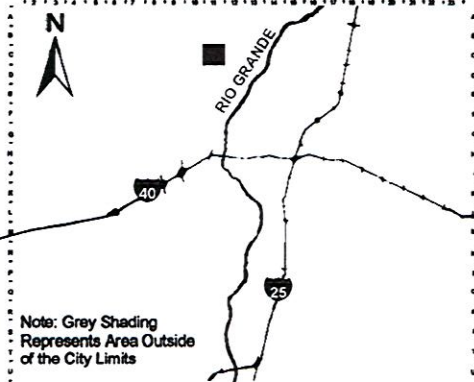
This site is located on the following zone atlas page: C11



For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 1/28/2016

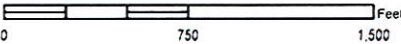


Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-11-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	



7016 2140 0000 6958 0698

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ALBUQUERQUE, NM 87114

Certified Mail Fee	\$3.35	0129
\$		1
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.40	
Total Postage and Fees	\$7.50	

Postmark
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04/13/2017

Sent To **Tom Andersen**
 Street and Apt. No., or PO Box No.
10013 Plumhett Dr. NW
 City, State, ZIP+4®
Albuquerque NM 87114
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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\$		1
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
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Total Postage and Fees	\$7.50	

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04/13/2017

Sent To **Maria Warren**
 Street and Apt. No., or PO Box No.
5020 Russell NW
 City, State, ZIP+4®
Albuquerque NM 87114
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87111

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.40	
Total Postage and Fees	\$7.50	

Postmark
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04/13/2017

Sent To **Blake Thompson**
 Street and Apt. No., or PO Box No.
3009 Palo Alto NE
 City, State, ZIP+4®
Albuquerque NM 87111
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2140 0000 6958 0711

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For delivery information, visit our website at www.usps.com®.

CORRALES, NM 87048

Certified Mail Fee	\$3.35	0129
\$		1
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.40	
Total Postage and Fees	\$7.50	

Postmark
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04/13/2017

Sent To **Ed Sanchez**
 Street and Apt. No., or PO Box No.
416 Rivera Lane
 City, State, ZIP+4®
Corrales, NM 87048
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist is used by the Planning Department to verify the completeness of site development plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Because development proposals vary in type and scale, there may be submittal requirements that are not specified here and Planning Staff may require additional information. Nonetheless, it is the applicant's responsibility to provide a complete submittal.

Site development plans should generally be composed of the following plan sheets. **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Vicinity Map
- 5. Signature Block (for DRB site dev. plans only)
- 6. The Site (property lines)
- 7. Current/Existing Zoning
- 8. Proposed Use(s) and List of Applicable Plans
- 9. Pedestrian Ingress and Egress (Access)
- 10. Vehicular Ingress and Egress (Access)
- 11. Any Internal Circulation Requirements
- 12. Existing easements with recording information
- 13. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

SHEET # 2 – CONCEPTUAL GRADING AND DRAINAGE PLAN

- A. Conceptual Grading and Drainage Plan is required for the following:
 - Commercial Development: The applicant shall consult with the City Engineer or his/her designee to determine what documentation is necessary to provide the EPC and/or DRB with an understanding of site topography and how it relates to adjacent property.
 - Residential Development, Volcano Heights Sector Development Plan, or other sector development plans that do not require a site development plan for building permit submittal: Show existing and proposed contours, Finished Floor Elevation, retaining wall heights, approximate street slopes, ponding and flood zone status.
- B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required to be submitted, but does not have to be approved at time of submittal.

SHEET # 3 – DESIGN STANDARDS (OPTIONAL – beneficial if seeking delegation of EPC approval authority for future site development plans for building permit)

ACCOMPANYING MATERIAL

- A. Fee payment
- B. Complete application
- C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per §14-16-3-11(B) of the Comprehensive Zoning Code.
- D. 8-1/2" x 11" reductions
- E. **Electronic Copy (pdf) of Site Development Plan**

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Tract 5 U2 + Group 11 U26 UC DATE OF REQUEST: 2/23/17 ZONE ATLAS PAGE(S): C11

CURRENT:

ZONING SU2 UC Mx, SU2 UC R
PARCEL SIZE (AC/SQ. FT.) 18.8 acres

LEGAL DESCRIPTION:

LOT OR TRACT # Tract 1, Blk 2 BLOCK # Tract 4, 5, Blk 6
SUBDIVISION NAME Unit 26, Volcano Cliffs Subdiv.

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:
SUBDIVISION* AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT
NEW CONSTRUCTION []
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____
BUILDING SIZE: _____ (sq. ft.)
5.11 AC Multifamily
13.68 AC Office + Retail

FAR 0.3
for entire site.
Resid max. 102 units.

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE P. Man

DATE 2/23/2017

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES NO [] BORDERLINE []

THRESHOLDS MET? YES NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes:
TIS is required to be approved prior to approval of Platting action.
Note: 4/12/17 TIS submitted 4/12/17, Study by Terry Brown, date April 11, 2017.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]
TRAFFIC ENGINEER

2/23/17
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____